

MEMORANDUM

January 13, 2012

TO: Town of Kensington Mayor and Council

FROM: Marlene Michaelson, Senior Legislative Analyst

SUBJECT: Changes in Zoning for Kensington Sector Plan

The County Council's Planning, Housing, and Economic Development (PHED) Committee last met in December to discuss the Kensington Sector Plan. At that time, Council Staff recommended several changes from the Planning Board Draft Plan. The PHED Committee asked Staff to draft more detailed recommendations and to present any recommended changes in zoning to the Town of Kensington Council before the Committee met again. The Committee is tentatively scheduled to meet on February 6 to continue their discussion of the Sector Plan.

Council staff has been working with Planning Department staff to refine the zoning recommendations, particularly for those properties directly adjacent to low density residential development. The attached chart summarizes all recommended changes upon which Council staff and Planning Board staff **agree**. Changes in zoning are highlighted. As you are probably aware, if the County Council differs from the Town of Kensington Council on any zoning recommendation, it will require a supermajority of the County Council to support the zoning. Several Councilmembers have expressed their hope that this will not be necessary and that the Town and County Councils will agree on all zoning recommendations.

Members of the PHED Committee have not discussed the Staff recommendations, so I cannot tell you whether they will support these recommendations. They were interested in hearing from the Town before making any decisions, so it would be helpful to receive your recommendations on the attached changes. I will be at the meeting on the 17th to address these changes and answer any questions and am also available via e-mail to address any questions you would like answered before you meet (marlene.michaelson@montgomerycountymd.gov).

Area	Ref.	Exist- ing Zoning	Sector Plan Recommended Zoning	Testimony submitted by Town of Kensington	Staff Recommended zoning
1A	Baker's Union	C-0	CRT 2.5, C2.0, R2.0, H75	Limit on height on southern portion to 45' and keep open space.	Maintain open space and 45' height limit on southern portion. Emphasize importance of transition to the south.
1B	Safeway Block	C-2	CRT 2.5, C2.0, R2.0, H75		Add language for compatibility across Armory Ave
1C	Huggins	C-2	CRT 2.5, C2.0, R2.0, H75		
1D	Burka	C-2	CRT 2.5, C2.0, R2.0, H75		Add language about the possibility of putting green space west of Connecticut.
1E	10400 Conn. Ave.	C-O and O- M	CRT 2.5, C2.0, R2.0, H75	Limit height on 2 NW parcels to 45' and 50' and on southern portion to 45' but otherwise support 75'.	Add language to place tallest building at the corner of Connecticut and Knowles to retain the current bulk relationship. Step down building height to 60' on 3910 and 3906 Knowles Avenue lots and 45' on area 11 (3930 Knowles Avenues). Limit height along Warner Street to 45' with townhouse like scale and residential appearance; if redeveloped, no garage exposed along Warner.
2	3700 Plyers Mill Rd	C-2	CRT 2.0, C1.0, R1.5, H60		Specify 45' height limit along Plyers Mill Road and require residential appearance along Plyers Mill Road.
3A	Stubbs	O-M, C-1, and R- 60	CRT 2.0, C1.5, R1.5, H60		Support Sector Plan
3B		C-1	CRT 2.0, C1.5, R1.5, H60		Indicate that may not be possible to achieve full FAR
4A	Antique Row	O-M and C-2	CRT 2.0, C2.0, R0.5, H50		Add language re Village Center concept, importance of design, maintaining ground floor retail, and transitioning to adjoining residential properties.
4B	Antique Row	C-2	CRT 2.0, C2.0, R0.5, H50		See 4A

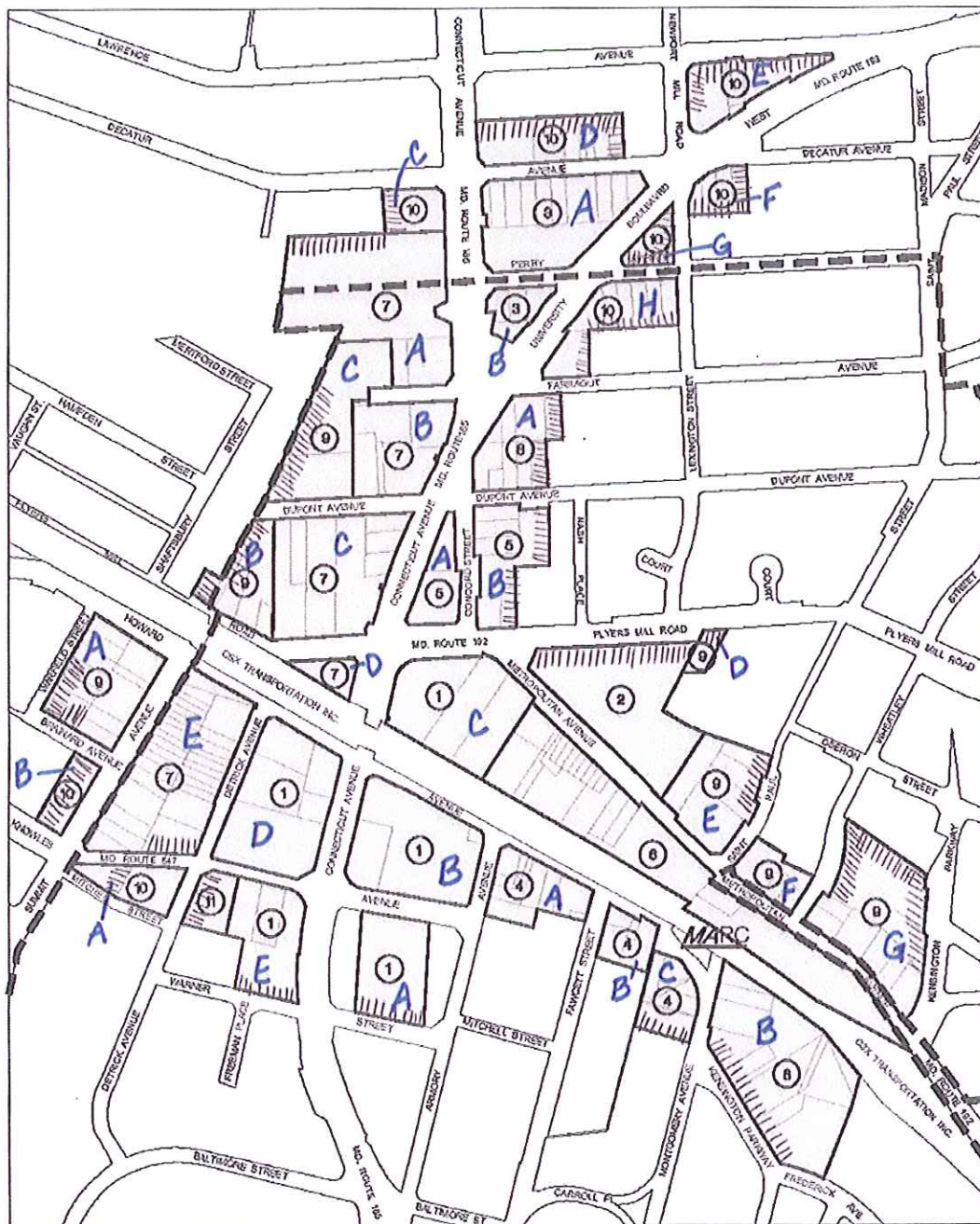
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4C	Antique Row	C-2 and C-T	CRT 2.0, C2.0, R0.5, H50		See 4A
5A		C-2	CRT 1.5, C1.5, R1.0, H60		Support Sector Plan
5B		C-T, C-O, & R-60	CRT 1.5, C1.5, R1.0, H60		Add language to keep current bulk relationship of 10605 with maximum height on Concord Street, require transition towards SF detached by requiring residential uses limited to 45 feet near the Nash Place residences.
6	Konterra	C-2 and R-60	CRT 1.5, C1.5, R1.5, H60		
7A	Kaiser	O-M, C-1, C-2	CRT 1.5, C1.0, R0.5, H60		Add requirement to lower height at back of site and where it is across from residential. Require that the rear of site be kept in open space. Stress compatibility and transition.
7B	Savannah Restrt.	C-2	CRT 1.5, C1.0, R0.5, H60		Support Sector Plan zoning and extend 7B to include all of the Calomiris property. (Change zoning on area being moved from 9C to 7B to CRT 1.5, C1.0, R0.5, H60 and indicate need for transitions).
7C		C-2 & R-60	CRT 1.5, C1.0, R0.5, H60		Support Sector Plan
7D		C-2	CRT 1.5, C1.0, R0.5, H60		Support Sector Plan
7E		C-2	CRT 1.5 C1.0, R0.5,H60		Support Sector Plan
8A		C-1, C-O, and R- 60	CRT 1.5, C1.0, R1.0, H60		Add compatibility and transition language to keep existing bulk relationship between Schlesinger property and the adjoining SF detached. (Highest densities along Connecticut Ave. and lower densities/height and residential appearance on eastern edge of property.)

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8B	Johnson's	C-1, I-1, and C-2	CRT 1.5, C1.0, R1.0, H60		Add language re Village Center concept, civic green, and need to transition to existing single family homes across Kensington Pkwy. Keep at Plan recommended densities and encourage optional method to obtain amenities for Village Center.
9A		I-1, C-2, and C-T	CRN 1.5, C1.5, R1.5, H45	KC: C-T portion of block should be zoned CRN 1.0, H45	Add language re transitions to residential neighborhoods to the south and west, particularly at Southwest corner.
9B		C-2	CRN 1.5, C1.5, R1.5, H45		Reduce max. C and R densities consistent with properties to the east and new recommendation for properties to the north. Change zoning to CRN 1.5, C1.0, R0.5, H45
9C	Jiffy Lube	C-1, R-60, and C-2	CRN 1.5, C1.5, R1.5, H45		Move entire Calomiris property to 7B and change zoning to CRT 1.5, C1.0, R0.5, H60 and indicate need for transitions. Note this keeps the same total density for the entire Calomiris property but reduces the commercial and residential maximums on the portion that was in 9C consistent with the rest of 7B.) Change zoning on remaining portion of 9C to CRN 1.5, C1.0, R0.5, H45
9D		C-2	CRN 1.5, C1.5, R1.5, H45		Next to the park, not much redevelopment potential, change zoning to CRN 1.0, C1.0 R1.0 H45
9E	Crafts/ Services District	C-2	CRN 1.5, C1.5, R1.5, H45		Add language regarding transitions to single family homes across Saint Paul.
9F	Crafts/ Services District	C-2 and R-60	CRN 1.5, C1.5, R1.5, H45		Add language regarding transitions to single family homes.
9G	Crafts/ Services	C-2 and	CRN 1.5, C1.5, R1.5, H45		Change zoning to CRN 1, C.75, R1.0, H45 and add

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	District	C-T			language regarding transitions to surrounding R-60 development.
10A	Kaiser Family House	C-T and R-60	CRN 1.0, C1.0, R0.5, H45		Keep CRN recommendation for C-T property. Change zoning to keep Kaiser house as R-60 until M-NCPPC determines whether it is historic. (Plan should note that Kaiser house is appropriate for CRN zoning if M-NCPPC determines it is not historic; encourage them to make this determination before the SMA).
10B		C-T	CRN 1.0, C1.0, R0.5, H45		Support Sector Plan
10C		C-T	CRN 1.0, C1.0, R0.5, H45		Add language for compatibility and transition to adjoining and confronting residential across Decatur
10D	Decatur and Conn.	C-T and R-60	CRN 1.0, C1.0, R0.5, H45		Change zoning to CRN 1.0, C 0.75, R1.0, H45. Reduce C and increase R to allow the possibility of townhouses since surrounded on 3 sides by R-60. Add language re compatibility to existing residential to the north.
10E	Credit Union/ 7-Eleven	C-1 and R-60	CRN 1.0, C1.0, R0.5, H45		Change zoning to CRN 1.0, C1.0, R1.0 H45. Increase R to allow the possibility of townhouses. Keep east end in green space.
10F		C-1 and C-T	CRN 1.0, C1.0, R0.5, H45		Change zoning to CRN 1.0, C0.75, R1.0. Reduce C and increase R to allow the possibility of townhouses.
10G	Univ./ Lexington/ Perry	C-1	CRN 1.0, C1.0, R0.5, H45		Address compatibility with residential neighborhood to the east.
10H	Lexington/ Perry	C-1, C-T, and R-60	CRN 1.0, C1.0, R0.5, H45		Change zoning to CRN 1.0, C1.0, R1.0, H45. Increase R to allow the possibility of townhouses. Add language requiring residential

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					appearance for lots that are closest to residential development to the east and south.
11	Detrick/ Knowles	CT	CRT 2.5, C2.0, R2.0, H60		Change zoning to CRT 1.5, C1.5, R1.5, 45 to provide transition to Kaiser house to west. Add language about importance of transition to nearby residential properties.

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- ① CRT 2.5 C 20, R 20, H 75 ⑤ CRT 1.5 C 15, R 10, H 60 ⑨ CRN 1.5 C 15, R 15, H 45 — Town of Kensington
 ② CRT 20 C 10, R 15, H 60 ⑥ CRT 1.5 C 15, R 15, H 60 ⑩ CRN 1.0 C 10, R 05, H 45
 ③ CRT 20 C 15, R 15, H 60 ⑦ CRT 1.5 C 10, R 05, H 60 ⑪ CRT 25 C 20, R 20, H 60
 ④ CRT 20 C 20, R 05, H 50 ⑧ CRT 1.5 C 10, R 10, H 45



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